

Standish-Hickey State Recreation Area Annual Report July 2016-June 2017

OPERATOR: Mendocino Area Parks Association (MAPA) and Team Standish

BACKGROUND

State Parks closed Standish-Hickey SRA in February 2012. MAPA and Team Standish reopened the park on July 6, 2012 under the provisions of AB42. In the five years since, we have operated the park applying sound business practices. With the judicious use of a combination of grants, earned revenue and AB1478 Matching Funds we have completed a number of the deferred maintenance projects required by our Operating Agreement and in general have upgraded the facilities in the Standish-Hickey. These efforts have been reflected in the increase of both park attendance and revenue each year, as noted in the chart below.

	FY 2013	FY 2014	FY 2015	FY 2016	FY2017	Total
Attendance	10,144	13,199	16,783	17,846	18,587	76,559
Grants	\$97,500	\$55,000	\$35,000	\$0	\$35,000	\$ 222,500
Ops Revenue	\$98,812	\$149,565	\$201,529	\$230,479	\$246,456	\$ 926,841

This Annual Report covers the State Parks Fiscal Year July 1, 2016– June 30, 2017

PARK MANAGEMENT

MAPA's Mission Statement is: "To Inspire and Ensure the Stewardship of the State Parks of Mendocino County"

Our tagline is: *"Appreciation through Education promotes Preservation"*.

These serve as the foundation of our philosophy of how MAPA and Team Standish manage Standish-Hickey State Recreation Area.

In addition to the Operating Staff, below, overall management is exercised by the MAPA Board of Directors through a four member Standish-Hickey Management Committee. The team is comprised of the MAPA Executive Director and three board members, one of whom, Jeff Hedin represents Team Standish.

It is the function of the Management Committee to oversee the general operation of the park, maintain compliance with the Operating Agreement, provide general administrative support and operating policies and, in general, serve as an interface to DPR staff. To accomplish this, members of the Management Team and Operating Staff have a regular meetings with State Parks Sector and District staff. In addition, Operating Staff have regular contact with their DPR counterparts on an ongoing basis as do Management Team members at a higher level.

STAFF

MAPA NON-PROFIT CORPORATE STAFF

- Park Operations Director (MAPA Executive Director)*
- MAPA Office Staff *

STANDISH-HICKEY OPERATING STAFF

Currently, during camping Peak Season, Standish-Hickey employs 12 part-time staff as follows:

- Park Manager
- Assistant Park Manager/Maintenance Chief
- Visitor Service Manager
- Three Visitor Service assistants
- Maintenance Lead
- Three maintenance workers
- Program Coordinator
- Naturalist/Interpreter.
- In addition we have two camp hosts who are required to put in 25 hours per week of volunteer time consistent with State Parks policy.

In May 2017 we added a Program Coordinator to oversee various visitor serving programs within the park, in particular the internship program with Humboldt State University.

All employees are paid in excess of the minimum wage, commensurate with their level of responsibility and are generally scheduled to work less than 32 hours/week. During "surge" periods, i.e., a holiday weekend or a special event, certain employees can work up to 40 hours/week. Employment is seasonal, dropping to minimum staffing in the off season.

Prior to employment all employees must pass a background check including LiveScan by a law enforcement agency.

* NOTE: MAPA is reimbursed for the Executive Director and Office Staff payroll based on the percentage of time spent working on Standish-Hickey affairs.

CAMPING SEASONS

Our Peak Season is from May 15 - Sept 15 with the rest of the year being off-season. During the off season only the Rock Creek campground (35 campsites) is open year round. We open the Hickey campground (63 campsites) on May 1 - October 31 and the Redwood Campground (63 campsites) from July 1 - September 15. The Redwood campground opening date is heavily dependent on our ability to put a seasonal Bailey bridge across the South Fork of the Eel River, a Federal Wild and Scenic River. The start date of bridge installation is dictated by the presence of salmonids in the river and governed by both state and federal regulations.

FY2016-17 YEAR-IN-REVIEW

In FY2016-17 we have achieved the following results:

- Over the winter using earned revenue funds
 - Routine maintenance to restrooms, campsites and facilities.
 - Refurbished 40 food lockers at various campsites
 - Removed (in October) and installed (in June) vehicle and foot bridges to the Redwood Campground.

Winter Storm Damage: Standish-Hickey was closed from mid-January to mid-March to repair significant damage cause by winter storms. In addition to damage cause by several downed trees throughout the park, we suffered a land slide on the side of the hill leading down to the crossing over the South Fork of the Eel River. The slide destabilized two utility poles that carry electricity to the Redwood Campground. In addition a falling tree in the same area destroyed the 3-inch waterline used to carry water to the Redwood Campground over the seasonal Bailey bridge installed during the summer months. Repairing the damage consumed a vast amount of staff time, assisted by community volunteers, with necessary expenses being covered by a \$35,000 grant from State Parks.

The list of storm damage repair throughout the park was extensive:

- Replaced/repared electrical line and poles to Redwoods Campground including installing new electrical box on Rock Creek side.
- Replaced/repared water line to Redwood Campground, installed gate valve to isolate the line.
- Cleared six hazard trees and slide debris from the utility corridor.
- Repaired water lines, hose bibs and spigots in Hickey Campground.
- Removed and cleaned up major trees fallen due to storm damage.
- Repaired/replaced 2 food lockers, 2 tables and a garbage dumpster in Hickey Campground due to damage from fallen trees.
- Replaced 12 broken damaged lockers with newly built lockers.
- Planted replacement trees for some of the fallen in Hickey Campground.

Extremely high water flow in the South Fork of the Eel River during the winter storms actually carved a second channel in the river bed. This created a problem when installing the Bailey bridge to the Redwood Campground in June. Rather than installing a two span bridge, one over each channel, which would have effectively doubled the cost and for which we may not have had sufficient parts, a second solution was developed. The bridge was installed over the deeper channel and the shallower channel was crossed by installing two temporary 24-inch culverts.

INTERPRETATION. Since its founding in 1984, MAPA has had at the core of its mission the support of educational programming in our parks. Consequently, since taking on the operation of Standish-Hickey in July 2012,, we have had a naturalist interpreter on our staff. During the year, our staff interpreters and volunteers conducted campfire programs, nature walks and other presentations on a wide variety natural and cultural history topics. In FY 2017 there were 108 programs attended by 1297 people.

INTERN PROGRAM. One of the programs that MAPA has created for Standish –Hickey SRA is an internship with Humboldt State University Recreation Majors. During the FY 2015-2016 we had two interns who contributed over 600 hours to the park. Over the course of the ten week internship students were given the opportunity to observe and work in each of the following areas: Administration, Visitor Services, Maintenance, Interpretation, and also to participate in a ride-along with a State Park Ranger. In addition, the students were required to develop a special project that took approx. 20 hours to complete. One of the interns helped MAPA set up an Instagram account for the park and improved Standish’s social media presence. The other researched and rewrote the guided walk brochure for the Taber Trail.

The seasonal housing cabins were painted and received needed maintenance in order to serve these interns.

The goal of this internship program is to provide a quality learning experience to future recreation professionals, thereby helping to ensure stewardship of our parks. By having a successful internship experience, the intern will gain valuable experience with which to enter the field with the confidence and skills needed to succeed.

ONGOING OPPORTUNITIES AND CHALLENGES

- Extend trails in Redwood Campground, create a new Lookout Trail destination-someday continue trail over mountain and, hopefully, continue to Usal Beach Campground in Sinkyone Wilderness State Park.
- Finish self-guided Taber Trail brochure and install numbered interpretation posts.
- Install/repair bollards to eliminate degradation of some campsites.
- Proposal to make Hickey campground “family designated” and ban alcohol from those sites.
- Promote more community based events and volunteerism for park.
- Partner with Interpretive Associations, schools and youth-sponsoring organizations to make Standish-Hickey a destination for nature education field trips .
- One of our biggest issues continues to be security. State Parks is unable to provide ranger staff due to chronic understaffing so any response severely strains their already limited resources. A recent uptick in incidents requiring Law Enforcement response emphasized the need for a timely solution to this issue. We are working with State Parks staff to develop a both near-term and long-term solutions.
- We experienced some theft and vandalism from squatters on private property adjacent to our staff cabins that has resulted in one arrest. We are currently working with the property owner, State Parks and the Mendocino County Sheriff to provide a long term solution to the problem.
- We continue to work on recruiting more Camp Hosts, one for each campground loop, to help us with late night noise issues and other Camp Host duties. to achieve this it will be necessary to upgrade the camp host sites with full hook-ups.
Again this year, as in FY 2016, we experienced some difficulty in recruiting staff for part-time positions in Visitor Services and Maintenance. Given the travel time and

distance involved in recruiting from communities farther afield, we are working to find ways to attract members from the local community, and/or increase recruitment on the Humboldt State University campus. To be effective at this it is essential to be able to provide housing in the refurbished seasonal cabins.

DEFERRED MAINTENANCE

When MAPA took over operation of Standish-Hickey in 2012, we inherited a list of some 29 projects under the category of “deferred maintenance” – those tasks that State Parks did not have the funds to properly maintain in a timely manner and thus were “deferred”. Our Operating Agreement required that we work on resolving many of these projects. On February 1, 2017 we met with North Coast Redwoods District staff to review the project list and removed some 15 from the list as completed or no longer applicable. Work on repairing severe winter storm damage curtailed further work on deferred maintenance projects for the rest of FY 2017.

LOOKING AHEAD

In 2016 our Operating Agreement was extended for two years now expiring October 31, 2018. We are currently in the preliminary steps of starting negotiations on a new “Co-Management” agreement with the Partnership Office of State Parks in Sacramento. We anticipate it will take several months to conclude an agreement with this new concept of park operations. The resulting agreement is anticipated to be for a five, or possibly, ten year period.

Pending the results of the negotiations it seems prudent to defer our plans for FY2017, specifically, Upgrading 12 campsites to accommodate RVs and buying or converting a small trailer to a mobile visitor center as well as undertaking any major deferred maintenance projects.

We are continuing to explore the possibility of promoting "off-season" events and activities that would draw people to the park to take advantage of winter holiday vacations, thereby increasing off-season revenue.

We will continue to expand camping, day use and other revenue generating opportunities so that we can start building a Reserve Fund for park contingencies and improvements. Under our Operating Agreement, as a nonprofit operator, all of our "excess revenue" must be used in or remain with the park.

FINANCIALS

A financial statement is attached to this report. Although we have completed five successful years of operating Standish-Hickey SRA, in some respects we are still in a “start-up” mode subject to vagaries of weather, fluctuating attendance, forest fire smoke, lightning strikes, winter storms, etc. that require us to make short term borrowing of funds to keep the park open. While our near-to-middle term goal is to develop as Reserve Fund to accommodate such eventualities we are not there yet. Fortunately, during our five years of operation we have cultivated a number of financial resources that make short term loans available. The FY 2016-17 operating deficit has been repaid.

SUMMARY

FY2016-17, our fifth year of operation, has been one of continued improvement of park facilities and amenities; though park improvements were eclipsed, in great part, by extensive storm damage repairs, our sustained growth is reflected in the continually increasing number of campers, visitors and revenue. We have continued to apply "lessons learned" during our first four years of operation, successfully leveraging our nonprofit contacts to bring additional financial resources to improve park operations and to provide a positive visitor experience. None of this would have been possible without the fantastic support of the Leggett community, the marvelous cooperation from the DPR Eel River Sector staff, the North Coast Redwoods District, the DPR Sacramento Office, and of course, our own very dedicated Operations staff and Team Standish. The past year has truly been a team effort with a lot of disparate players coming together to contribute to our success.

Cally Dym, President
Mendocino Area Parks Association

Date

Standish-Hickey SRA

Statement of Financial Position

As of June 30, 2017

	Jun 30, 17
ASSETS	
Current Assets	
Cash on Hand	
Checking Account - 1990	
Standish Hickey Temp Restricted Balance	29,387
Uncashed Payroll/Vendor Checks	416
SRL \$5k Grant #EDUG-2014-10	2,700
DPR \$35k Storm Damage Grant 2017	12,000
Total Checking Account - 1990	44,503
Savings Account -5450	
Advance Deposits - Camping Reservations	58,821
Savings Account - Other	8
Total Savings Account -5450	58,829
Petty Cash	200
Cash in Drawer	200
Total Cash on Hand	103,732
Accounts Receivable	918
Prepaid Insurance	1,533
Total Current Assets	106,183
Fixed Assets	
Computers & Computer Equipment	3,169
Campground Tools and Equipment	11,752
Campground Vehicles and Trailers	31,374
Accum Deprec Fixed Operat Asset	-9,184
Total Fixed Assets	37,111
TOTAL ASSETS	143,294
LIABILITIES & EQUITY	
Current Liabilities	
Accounts Payable	5,668
Credit Cards	7,005
Advance Deposits for Camping Reservations	58,821
Uncashed Payroll/Vendor Checks	416
Payroll/Workers Comp Ins Liabilities	4,213
Sales Tax Payable	592
Expenses Reimbursable to MAPA	16,300
Total Current Liabilities	93,015
Equity	
Temp. Restricted Net Assets	25,703
Unrestricted Net Assets	0
Net Income	24,576
Total Equity	50,279
TOTAL LIABILITIES & EQUITY	143,294

Standish-Hickey SRA

Statement of Financial Activity

July 2016 through June 2017

	Jul '16 - Jun 17
Income	
Government Grants (DPR Storm Damage Grant)	35,000
Financial Support from Mendocino Area Parks Assoc.	12,410
Individ, Business Contributions	3,003
Interest and Dividends	15
Miscellaneous Revenue	25
 Park Concessions Income	
Campsite and Day Use Fees	232,110
Shower Concessions	9,332
Firewood Sales Income	5,014
Total Park Concessions Income	246,456
Total Income	296,909
 Cost of Goods Sold (Firewood)	200
Gross Profit	296,709
 Expense	
Administrative Expense	
Accounting Fees	4,303
Admin Payroll incl. Workers' Comp Insurance	32,065
Advertising	138
Bank Charges (Credit Card Processing Expense)	1,745
Computer Services	1,431
Office Expenses	456
Postage & Shipping	118
Printing and Copying	202
Total Administrative Expense	40,458
 Campground Operating Expense	
Campground Operations Payroll incl Workers' Comp Ins	99,587
Bridge Installation/Removal Exp	35,393
Equip Rental and Maintenance	645
Insurance Expense (Liability)	7,344
Interest Expense/Finance Charges	290
Repairs/Maintenance Building & Property	27,486
Supplies	9,107
Small Tools	516
Telephone, Telecommunications	1,739
Vehicle Expenses	2,183

Standish-Hickey SRA
Statement of Financial Activity
July 2016 through June 2017

	Jul '16 - Jun 17
Utilities	
Electric	2,609
Garbage	33,301
Propane	4,878
Total Utilities	40,788
Total Campground Operating Expense	225,078
Program Expenses	
Intern Stipend	2,882
Interpretive Supplies	434
Interpreters Payroll incl Workers' Comp Ins	1,899
Meals & Ent (Program/Admin)	157
Travel and Meetings	995
Total Program Expenses	6,367
Fundraising Expenses	
Fundraising Special Events Expense	134
Fundraising Expense	96
Total Fundraising Expenses	230
Total Expense	272,133
Net Income	24,576